

Received 8/5/15
at 1:55pm

Nancy Pham

150 Northdale Blvd Nw
Coon Rapids, MN 55448
Cell:

August 5, 2015

City of Coon Rapids
Board of Adjustment and Appeals
11155 Robinson Drive
Coon Rapids, MN 55448

To The Board of Adjustments and Appeals,

We, Nancy Pham and Phuc Pham, would like to appeal to Board of Adjustment and Appeals and the City of Coon Rapids on the assessment put on the property at 150 Northdale Blvd NW. We are hoping to reduce or hopefully waiver the assessment fee. We were notify in letter from the city that there was yard waste and debris on our property that was has to be cleared before May 28, 2015. We cleared the bags of leaves and yard debris that was located in front yard of the property into the different or thrown away out of the public view. We were under the impression that was what the problem was, because the letter was very vague on what we needed to clean up.

Best Regards,

Owner

Nancy Pham

NA . DP

08/05/2015

Tenant

Phuc Pham

Phuc Pham

8-4-2015

#13-31-24-42-0072

\$1047.00



Property Report

Report Date: 9/3/2015

PROPERTY ADDRESS: 150 NORTHDAL BLVD

Work Order #60507

Yard And Lot Issues

PIN: 133124420072

CLOSED

Task Name	Projected Start	Actual Start	Assigned To	COMMENTS
INSPECTION 1		5/12/15	RODGERS, HEATHER	building materials, garbage bags along fence line & misc junk/debris throughout property.
CITATION ISSUED		5/14/15	RODGERS, HEATHER	\$300.00 for Junk and debris
CITATION REINSPECT	5/22/15	5/27/15	RODGERS, HEATHER	Sent citation to taxpayer on record and one to the property.
ABATE		5/28/15	RODGERS, HEATHER	Reinspected on 05/27/2015- non-compliant, need to abate property. Building materials still exist, misc junk & debris, garbage bags are still on property in a pile.
COMPLIANCE		5/28/15	RODGERS, HEATHER	Flo abated building material and garbage bags.
CITATION FEE APPLIED		6/1/15	RODGERS, HEATHER	Property is in compliance- abated by Flo
ASSESSMENT		6/1/15	RODGERS, HEATHER	\$300
COMMUNICATE W OWNER	8/5/15	8/4/15	RODGERS, HEATHER	Flo's invoice #1190 for \$677.00
			DEGRANDE, KRISTIN	Son of owners called. There is a language barrier and he wants to be able to submit appeal to special assessments on their behalf. I told him that would be fine as long as they signed it.

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
Citation # 25192	5/12/15	300	RODGERS, HEATHER	Remove misc junk and debris, building materials, garbage bags in rear and along fence line.	PHAM NANCY
8-109 Building Materials, Junk and Debris.	5/21/15 compliance date				Date: 05/14/2015 11927 SUMMERSET LN, BURNSVILLE, MN 55337

Files attached to this work order:

\\WorkOrder\60507\150 Northdale Blvd Invoice.pdf

End of Report for 150 NORTHDAL BLVD















ADMINISTRATIVE CITATION

Citation # 60507-25192

Violation Notice

PHAM NANCY
11927 SUMMERSET LN,
BURNSVILLE, MN 55337

Issue Date: 05/14/2015

Property Address: **150 NORTHDAL BLVD**
COON RAPIDS, MN

PIN: 133124420072

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/12/15 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
05/21/2015	Remove misc junk and debris, building materials, garbage bags in rear and along fence line.	8-109 Building Materials, Junk and Debris. -- Any item not intended for outdoor storage is not permitted to be stored outdoors. (Vehicle parts, fluids and accessories, building materials, upholstered furniture, brush, etc.)	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

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150 NORTHDAL BLVD
CITATION # 60507-25192
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Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Heather Rodgers
Property Maintenance Inspector
763-767-6596

cc:

















